Construction Method Statement
Ford Lane, Yapton

REDROW

Construction Method Statement (CMS)

Site: **Ford Lane, Yapton**

Client: **Redrow Southern Counties**

Planning Authority: **Arun District Council**

Revision Status

Rev	Date	Issue Description	Prepared by	Checked by	Ref
A	July 2020	CMS: to discharge Planning Condition 10	Joycelyn Owusu TechIOSH	Dominic Thomas CMaPS TechIOSH	RHSC/YAP-FL/CMS
B	Aug 2020	CMS: to discharge Planning Condition 10 **UPDATE TO INCLUDE IN BUILD ROUTE PLAN**	Joycelyn Owusu TechIOSH	Dominic Thomas CMaPS TechIOSH	RHSC/YAP-FL/CMSb
C	Sept 2020	CMS: to discharge Planning Condition 10 **UPDATE TO INCLUDE IN BUILD ROUTE PLAN**	Joycelyn Owusu TechIOSH	Dominic Thomas CMaPS TechIOSH	RHSC/YAP-FL/CMSc

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ARUN DISTRICT COUNCIL Y/139/20/DOC

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PREAMBLE

This Construction Method Statement has been prepared to discharge Condition 10 of the Planning Conditions specified by Arun District Council Appeal Ref: APP/C3810/W/17/3170059

The approved Construction Method Statement will be adhered to by each appointed Principal Contractor throughout the development until completion.

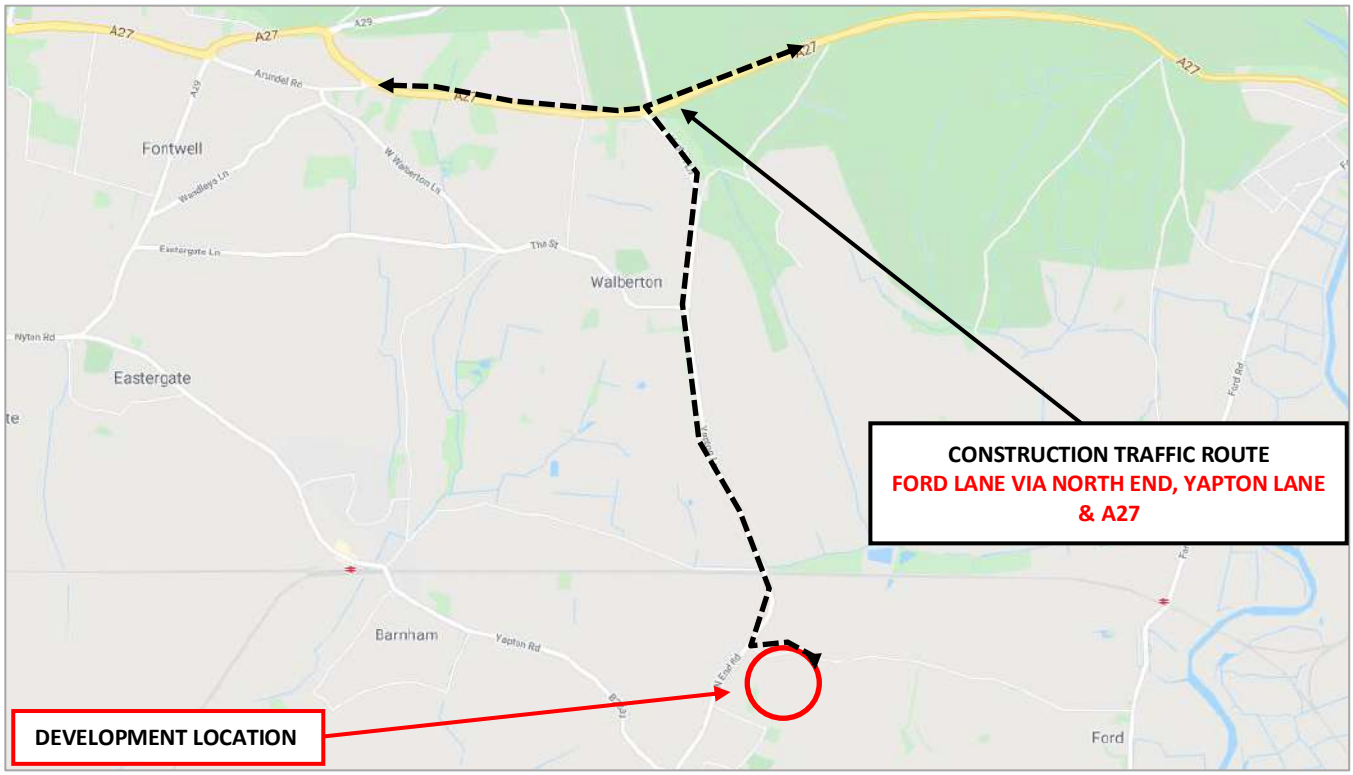
PLANNING CONDITION 10		LOCATION IN DOCUMENT
No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the LPA. The Statement shall provide for (but not necessarily be limited to):		
i.	Vehicle parking for site operatives and visitors, and on-site turning space	Section 2.2.3 & 2.3
ii.	Loading and unloading of plant and materials	Section 2.2.1& 2.3
iii.	Storage of construction plant and materials	Section 2.2.3 & 2.3
iv.	Erection and maintenance of security hoarding, including decorative displays and facilities for public viewing as appropriate	Section 2.1.1
v.	Wheel washing facilities	Section 2.2.4 & 2.3
vi.	Measures to control the emission of dust and dirt during construction	Section 2.2.4
vii.	The location of any site huts/cabins/offices	Section 2.2.3
viii.	Routeing of construction vehicles to and from the development site	Section 1.1 & 2.3
ix.	Details of any temporary traffic management works required to construct any of the works	Section 2.3
x.	Details of signage on the approaches to the site warning of the presence of construction vehicles and associated activities on or close to the public highway	Section 2.3
xi.	Details of the Construction Design Management Co-ordinator and site foreman, including contact details (and out-of-hours contact details); GHPC Note: CDM Co-ordinator role no longer exists following CDM 2015. Key CDM duty holders including the Redrow Construction Director and Principal Designer are in Section 1.3	Section 1.3
xii.	Evidence of community involvement and/or public consultation prior to any works being carried out; and	Section 2.1.3
xiii.	Details of the hours of operation of all operational and construction vehicles on the site.	Section 2.2.1
	Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided.	Section 2.1.3, 3.7
	A named person shall be appointed to deal with complaints and shall be available on site and their availability made known to all relevant parties.	Section 2.1.3
	The Statement as approved shall be adhered to at all times throughout the construction period.	

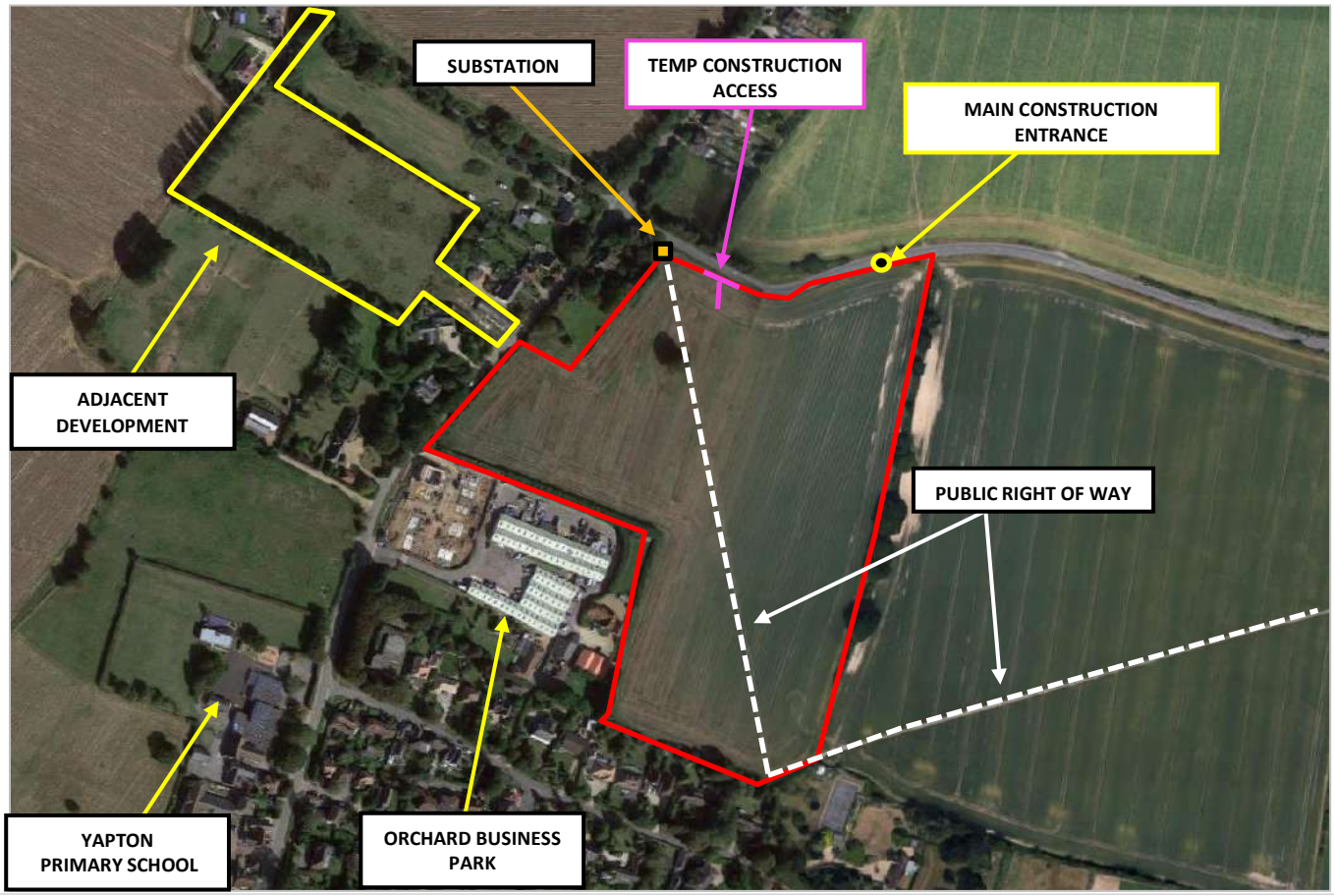
1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The new Redrow Homes development is located to the south of Ford Lane and the east of North End Road, directly north of the village of Yapton, West Sussex and is centred approximately on the National Grid Reference SU980038.

This Construction Method Statement (CMS) covers all works associated with the development.





1.2 SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 Scope of Works

The site will be developed by Redrow Homes to construct 100 residential units up to 2 storey height:

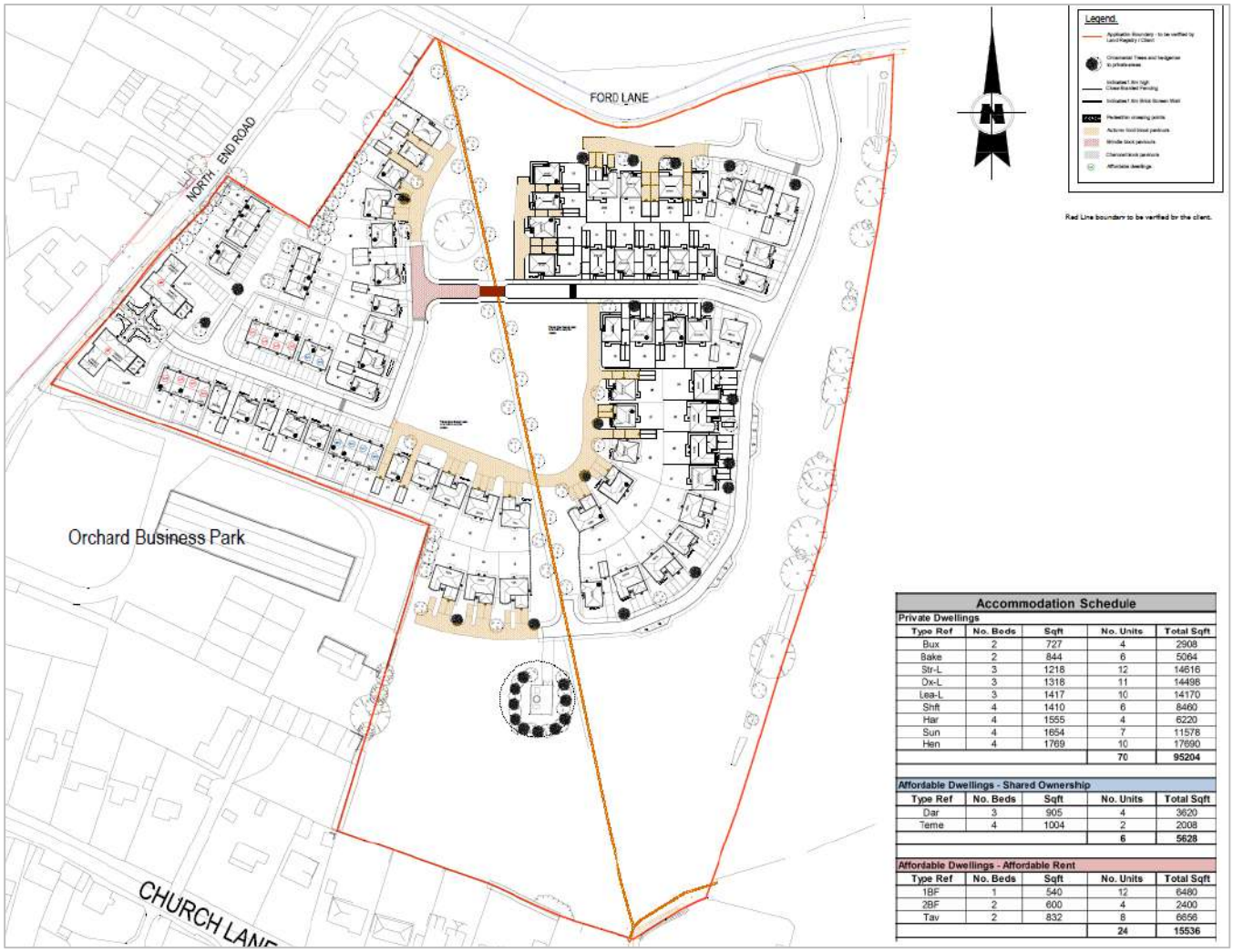
- Private: 70 houses – 2, 3 & 4 bed
- Affordable / Shared Ownership: 30 affordable units including 2x eight-unit, three storey blocks of flats

With parking (including gardens), public open spaces and associated infrastructure.

The site will be developed in two phases of works, with the initial works being carried out by an External Principal Contractor to be appointed by Redrow Homes:

- **External PC – Groundworks**
  - S278 Works to construction a site access and passing places along Maypole Lane
  - On-Site Groundworks involving construction of site roads, sewers, and new services infrastructure (as well as making connections to the existing services network), general site earthworks and landscaping and the construction of housing foundations to roughly DPC level.

- **Redrow Homes as PC – Superstructure Phase**
  - Following handover from the Groundworker, Redrow Homes will take over the site as Principal Contractor for the Superstructure Phase to construct the superstructure including all remaining groundworks as necessary, construction of the housing superstructure involving brick and blockwork, fit-out works and landscaping.



Accommodation Schedule

Private Dwellings

Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Bux	2	727	4	2908
Bake	2	844	6	5064
Str-L	3	1218	12	14616
Dx-L	3	1318	11	14498
Lea-L	3	1417	10	14170
Shft	4	1410	6	8460
Har	4	1555	4	6220
Sun	4	1654	7	11578
Hen	4	1769	10	17690
			70	95204

Affordable Dwellings - Shared Ownership

Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Dar	3	905	4	3620
Teme	4	1004	2	2008
			6	5628

Affordable Dwellings - Affordable Rent

Type Ref	No. Beds	Sqft	No. Units	Total Sqft
1BF	1	540	12	6480
2BF	2	600	4	2400
Tav	2	832	8	6656
			24	15536

PROPOSED SITE LAYOUT EXTRACT – PROIVDED FOR REFERENCE ONLY

1.2.2 Site Description & Boundaries

The site is an irregular shaped grassland approximately 6.40 hectares. A Public Right of Way bisects the site and is aligned in a north-west to south-east direction; a second footpath is present along the eastern site boundary, aligned in a north to south direction. The site is open and relatively flat with an elevation change of approximately 0.60 m from north west to south east. A large tree is situated approximately 60m inside the north west corner on the site. An electrical substation is located adjacent to the north western site boundary.

Site Boundaries

The site is bounded by Ford Lane to the north and a row of mature trees and farmland to the east. Residential properties and North End Road forms the sites western boundary whilst a large hedge separates the site from the Business Park and residential properties to the south.

Site History

The site has been arable farmland since the earliest available historical maps except for a small portion in the south east corner which formed part of a recreation ground from the 1930s to the 1970s.

1.2.3 Build Direction

The site will generally be developed from east – west. Please refer to Appendix One for the build direction plan.

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure all requirements of the CDM Regulations 2015 are met.

The Client will ensure a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

1.3.1 Key CDM Duty Holders Currently Appointed

Client & Principal Contractor (Superstructure PC)	**Company**	Redrow Homes Limited (Southern Counties)		
	Address	Unit 1, Faraday Office Park, Basingstoke, Hampshire, RG24 8QQ		
	Tel	01256 307 950		
	Contact	Eric Waite (Head of Construction)	**Email**	eric.waite@redrow.co.uk
Principal Designer & CDM Advisor	**Company**	GHPC Group Ltd		
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP		
	Tel	01344 304 800		
	Contact	Dominic Thomas CMaPS TechIOSH	**Email**	dominic.thomas@ghpcgroup.co.uk
External Principal Contractor – Groundworks	**Company**	*External PC appointment to be made for initial works following tender process.*		
	Address			
	Tel			
Designer – Planning Architect	**Company**	Geoff Perry Associates		
	Address	28 Erdington Road, Aldridge, Walsall, West Midlands, WS9 8UH		
	Tel	01922 744 900		
Designer – Working Drawings Architect	**Company**	Trower Davies		
	Address	8 Manor Park, Mackenzie Way, Cheltenham, GL51 9TX		
	Tel	0124 2222 4247		
Designer – Civil Engineer	**Company**	Odyssey		
	Address	Tuscany House, White Hart Lane, Basingstoke, RG21 4AF		
	Tel	01256 331 144		
Designer – Structural Engineer	**Company**	Eastwood & Partners		
	Address	St. Andrew's House, 23 Kingfield Road, Sheffield, South Yorkshire, S11 9AS		
	Tel	0114 255 4554		
Designer – Landscape Architect	**Company**	RPS		
	Address	Lakesbury House, Hiltingbury Road, Chandlers Ford, Hampshire, SO53 5SS		
	Tel	0238 081 0440		

1.3.2 Other Currently Appointed Project Team Members

Site Investigation	**Company**	Leap Environmental Ltd
	Address	The Atrium, Curtis Road, Dorking, Surrey RH4 1XA
	Tel	01306 646 510
Arboriculturalist	**Company**	Beechdown Arboriculture Limited
	Address	Club Cottage, Top Rd, Arundel BN18 0RP
	Tel	01243 814 740
Ecologist	**Company**	Corylus Ecology
	Address	Unit A3 Speldhurst Business Park, Langton Road, Speldhurst, Tunbridge Wells, Kent. TN3 0NR
	Tel	0189 286 186

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure their site is fully enclosed with heras fencing (as a minimum) and controlled access gates, so the site is completely autonomous from any surrounding areas, clearly defined and separated before any works commence on-site, and fully secured from trespassers / members of the public / children.

Visitors will be directed (by signage at the entrance gate and by any personnel at the site gates) to the site office accessed via clearly defined pedestrian routes. Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust.

2.1.2 Protection of the Public

Redrow Homes are fully committed to protecting members of the public from the construction risks associated with this project. As part of the Construction Phase Plans developed for the project, the Principal Contractors will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play). The Principal Contractor will ensure a high standard of housekeeping practices are implemented across the site with particular emphasis on any off-site work areas to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will be fully secured.

2.1.3 Liaison with Public

Prior to any works commencing, Redrow will proactively communicate with Arun District Council to keep them informed of site planning arrangements. Letters will be posted to properties surrounding the site to notify residents of the proposed works commencing.

Redrow Homes will have a member of the site team allocated to liaise with adjacent residents as well as Arun District Council to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access), so that the works can be safely managed around the existing residents.

A notice board will be displayed outside of the site with key information for the public including the contact telephones (inc. out of hours emergency contact) of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints. As the site is still in planning stage, a named Site Manager has not yet been designated, however name of the Site Manager and contact details will be provided to Arun District Council upon request, once they have been appointed. Contact details for Redrow's Head of Construction, and the appointed Principal Designer & CDM Advisor, are listed in Section 1.3.

If complaints are received from local residents, these will be documented in a diary or log held on site by the Site Manager.

2.1.4 Signage

Appropriate health and safety signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as "Danger: Keep Out" etc.) and instructing conduct within the site boundaries (such as "Do not remove security fencing" / "Appropriate PPE must be worn…" etc.). Public routes and crossings will be fully signed.

2.1.5 Inductions

The Site Manager is responsible for inductions and will ensure each operative receives an induction specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site.

The induction will concentrate on the Principal Contractor's management provisions, site rules and safety provisions as well as the particular site risks and the environmental & ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken a formal induction together with when they were inducted, will be recorded and filed on-site.

During the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. They will also be informed of the necessity to ensure all parking is within the site boundary, and will be given clear instructions on how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate. Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.

2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 Site Working Hours & Deliveries

Construction working hours will be restricted to:

- 08:00 – 18:00 Mondays to Fridays
- 08:00 – 13:00 Saturdays
- No works permitted on Sundays or Bank Holidays.

No work, audible or otherwise, will be undertaken outside the hours agreed.

The Principal Contractor will ensure that these working hours are communicated to all contractors and site operatives during the Site Induction and are strictly enforced throughout the works.

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 0800, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 0800, and any idling HGVs will be instructed to have their engines switched off.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

In the unlikely event that works are required outside of the agreed working hours Redrow Homes will engage with Arun District Council in advance of any such works commencing to formally agree an arrangement and provide a named contact for ongoing liaison.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate significant noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, Redrow Homes expects all contractors to adhere to with **Arun District Council's Construction Code of Practice** which sets out minimum requirements for reducing and controlling noise created during the works.

No works will be carried out on the site outside of the allowed working hours – specified in Section 2.2.1. All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Furthermore, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005.

Redrow Homes recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for Redrow Homes, in order to ensure that any issues can be dealt with fairly and expeditiously. Local residents and businesses will be kept regularly informed of progress of works. The Site Manager will be available for contact for any interaction with the public during the works.

Methods for reducing noise levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works.
- Noise levels from the works will be kept to a minimum.
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment.
- All plant will be switched off or reduced to idle when not in use.
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

The site compound, materials storage areas, welfare facilities, parking areas and sales areas will all be located within the site boundary. The compound will be located within the eastern area of the site which has been indicated on the ***Site Build Route Plan*** located in Appendix One.

All visitors will report to the Site Office for an appropriate induction by the Site Manager. Parking facilities will be made available for visitors to site, and clearly signposted.

All large building materials will be stored within the site, within the vicinity of housing plots as they are being constructed – smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area. Waste segregation, silos and storage containers will be provided within the compound, to be arranged in line with the provisions set-out in Section 3.5.

2.2.4 Road Cleaning Regime

Redrow Homes as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The initial section of site roads will be constructed and tarmacked to base course as early as possible, to provide a suitable hardstanding area for delivery vehicles. This will reduce the likelihood of HGV wheels becoming covered in mud, and will limit the need for wheelwashing.

When required, a wet wheelwash facility in the form of a manned jetwasher will be positioned at the site egress point, so that any muddy vehicles can be washed down prior to leaving the site.

Redrow Homes, and their appointed Groundworker, will ensure a roadsweeper is available when required to ensure the site roads are kept free of mud throughout the development.

The Site Manager will regularly monitor the site roads and North End Road for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather. The roadsweeper will sweep the site roads and North End Road in the event any mud is tracked out of the site.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the Environmental Protection Act 1990.

2.2.5 Welfare Provision

The Principal Contractor will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

All welfare provision will be provided in accordance with Redrow Home's Minimum Requirements for Site Accommodation and Welfare which sets out the minimum requirements for:

- Toilet Facilities
- Drinking Water
- Cleaning of Facilities
- Temporary Portable WC / Wash-stations
- General Site Accommodation
- Facilities for Changing Clothes
- Facilities for Rest
- Electrical Supplies

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day to day management of the site, and will ensure that all restrictions / provisions noted in this CEMP are undertaken. The Site Manager will conduct a monthly review to ensure that the provisions are adhered to.

2.3 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

All large construction vehicles will access the site via a temporary access to be constructed off Ford Lane. Ford Lane will be accessed via North End Road, Yapton Lane and the A27 to the north.

Details of the access routes to the site will be communicated to delivery companies at the point of placing orders, to ensure delivery traffic follows the correct route and does not impact on surrounding residential areas and businesses.

Ford Lane and North End Road is a narrow residential road which will be shared with traffic accessing the adjacent houses and local businesses (Orchard Business Park).

Yapton CE Primary School is approximately 300 metres to the south-west of the site, therefore increased levels of traffic can also be expected during school opening/closing hours.

No construction vehicles, plant, tracked machinery will be permitted to operate until works commencing at 0800. In the event that any deliveries arrive at site prior to works commencing at 0800, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 0800, and any idling HGVs will be instructed to have their engines switched off.

To protect pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will consider access for mobility impaired and will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

Construction traffic will be directed to the site by road signage placed at key junctions around the area – Redrow Homes will agree the position of signage with the Local Highways Authority and/or Highways England prior to commencing works.

To protect pedestrian operatives from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, Redrow Homes will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compounds only.

The roads outside the site will be kept clear at all times with clear access for fire appliances and emergency services.

Soil compaction will be minimised by adhering to routes indicated on the site traffic management and by minimising plant movements across unprepared ground.

2.4 MAINTAINING ACCESS TO PUBLIC RIGHT OF WAYS

There is a public right of way bisecting the site and is aligned in a north-west to south-east direction. Redrow have proposed to have the footpath re-routed along the eastern boundary of the site, away from construction working areas (shown on sketch below).

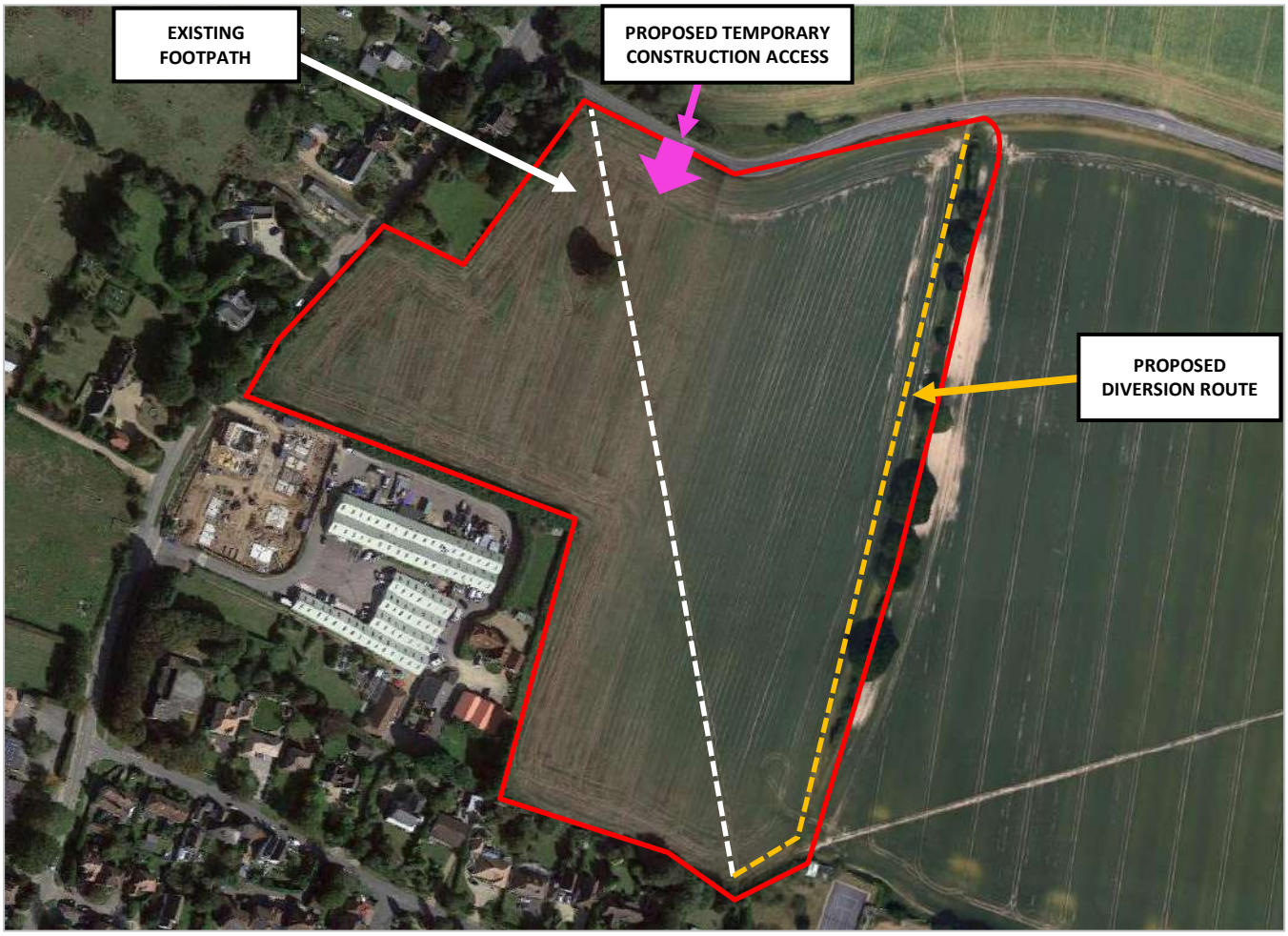
When diverted around the working area, the footpath boundary will be secured with double-clipped heras fencing as a minimum to ensure the site working areas are fully secured from public pedestrians.

Redrow Homes will liaise closely with the Arun District Council to coordinate any proposed closures of the footpath and keep them up-to-date with the intended phasing of works.

Appropriate H&S signage will be placed to clearly demarcate construction working areas beyond the fencing, giving warnings of hazards and potential dangers (such as “Danger: Keep Out”, “No public access beyond this point” etc.).

The Site Manager (or an operative instructed by the Site Manager) will conduct (at a minimum) two visual checks (at the start and end of each working day) of the signage and boundary fencing each day, to ensure signage can be replaced if damaged / vandalised and any breaches in fencing can be dealt with quickly to maintain the security of the site and safety of members of the public.

Local controls of segregation using chapter 8 barriers will be required when carrying out works on the footpath when constructing new roads. Any plant/machinery access required on the live footpath when these works are being carried out must be segregated with barriers or accompanied by a banksman.



3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 PROTECTION OF WATER, LAND ENVIRONMENT, AIR QUALITY & POLLUTION PREVENTION

The Client, Principal Contractor(s), and all Contractors on this project will ensure the protection and integrity of all watercourses and drainage systems and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. As appropriate, gullies will be protected with terram or straw bales, and will be regularly inspected and replaced or cleaned as necessary, with a record kept.

If silt spillage is identified, it will be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground.

To prevent polluting waters, there will be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water will be discharged into the live drainage system without having been filtered through a silt interceptor.

To ensure air quality, Redrow Homes as Client and when Principal Contractor, will ensure adequate damping down and dust mitigation procedures are clearly specified within the Construction Phase Plan, and will ensure they are enforced on-site throughout the works.

These procedures will include managing loose materials (damping down / covered in windy conditions). All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order.

3.2 DUST SUPPRESSION & MONITORING

To ensure air quality, Redrow Homes as Client and when Principal Contractor, will ensure adequate damping down and dust mitigation procedures are clearly specified within the Construction Phase Plan and will ensure they are enforced on-site throughout the works.

These procedures will include managing loose materials (damping down / covered in windy conditions), and monitoring and recording dust levels during the site inspection process. All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

It is likely that dust will be created during dry and windy conditions on the site, particularly during earthworks and demolition works. In recognising this, Redrow Homes expects all contractors to (so far as is reasonably practicable) ensure all loose materials will be damped down and covered in windy conditions. Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager.

In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular Site Inspections) to ensure that dust levels are monitored and controlled and where necessary will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas.

Dust and dirt will also be controlled by the road cleaning and wheel wash measures outlined in Section 2.2.4.

3.3 GROUND CONTAMINATION & REMEDIATION

Contamination testing of the soils identified no contaminants above the generic assessment criteria values for a residential development with homegrown produce. The contaminant concentrations recorded on site are considered to pose a low risk to human health and groundwater receptors.

Reporting of Unexpected Contamination

All operatives will be instructed on the agreed procedures for dealing with any material encountered during ground works that is either contaminated or suspected to be contaminated. Should there be any evidence of unrecorded contamination discovered on-site, Arun District Council will be contacted immediately, with site activities in the affected area being temporarily suspended until a method and procedure for addressing the contamination is agreed upon in writing with Arun District Council and/or other regulating bodies.

An investigation and risk assessment and, where necessary, a remediation strategy and verification plan will be prepared in order to outline how this unsuspected contamination will be dealt with.

3.4 FUEL STORAGE AND USE

Any facilities for the storage of oils, fuels or chemicals will be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound will be at least equivalent to the capacity of the tank plus 10%.

If there is multiple tankage, the compound will be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Associated pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks will be double-bunded, non-gravity diesel tanks. The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover;

- Oil Storage tanks in excess of 200 litres
- Double Skinned (twin-walled) tanks
- Proprietary Tank Systems
- Mobile Bowsers
- Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

3.5 WASTE MANAGEMENT

Redrow Homes will develop a Site Waste Management Plan for the development and will require each appointed Contractor to work within the requirements of this Plan.

All inert material will be retained and re-used on site where possible, all plasterboard waste will be collected and returned and the majority of the remaining waste will be removed in compactable skips.

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) throughout the course of the development (both during construction and site preparation works). This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site, and site staff.

3.6 TEMPORARY SITE LIGHTING

Any temporary lighting used during construction works (either in work areas or site compounds) will be positioned away from live roads and ecologically sensitive areas.

For any working areas in close proximity to ecologically sensitive areas, lighting requirements (such as hoods, colours or lux levels) will be agreed in advance with a suitably qualified and experienced Ecologist.

3.7 COMMUNICATION AND ENGAGEMENT FOR ENVIRONMENTAL CONCERNS

Prior to any works commencing, Redrow will post letters to properties surrounding their works to notify residents of the proposed works commencing.

All complaints will be raised to the Site Manager (once appointed) and Redrow's Health Safety Environmental Manager. The

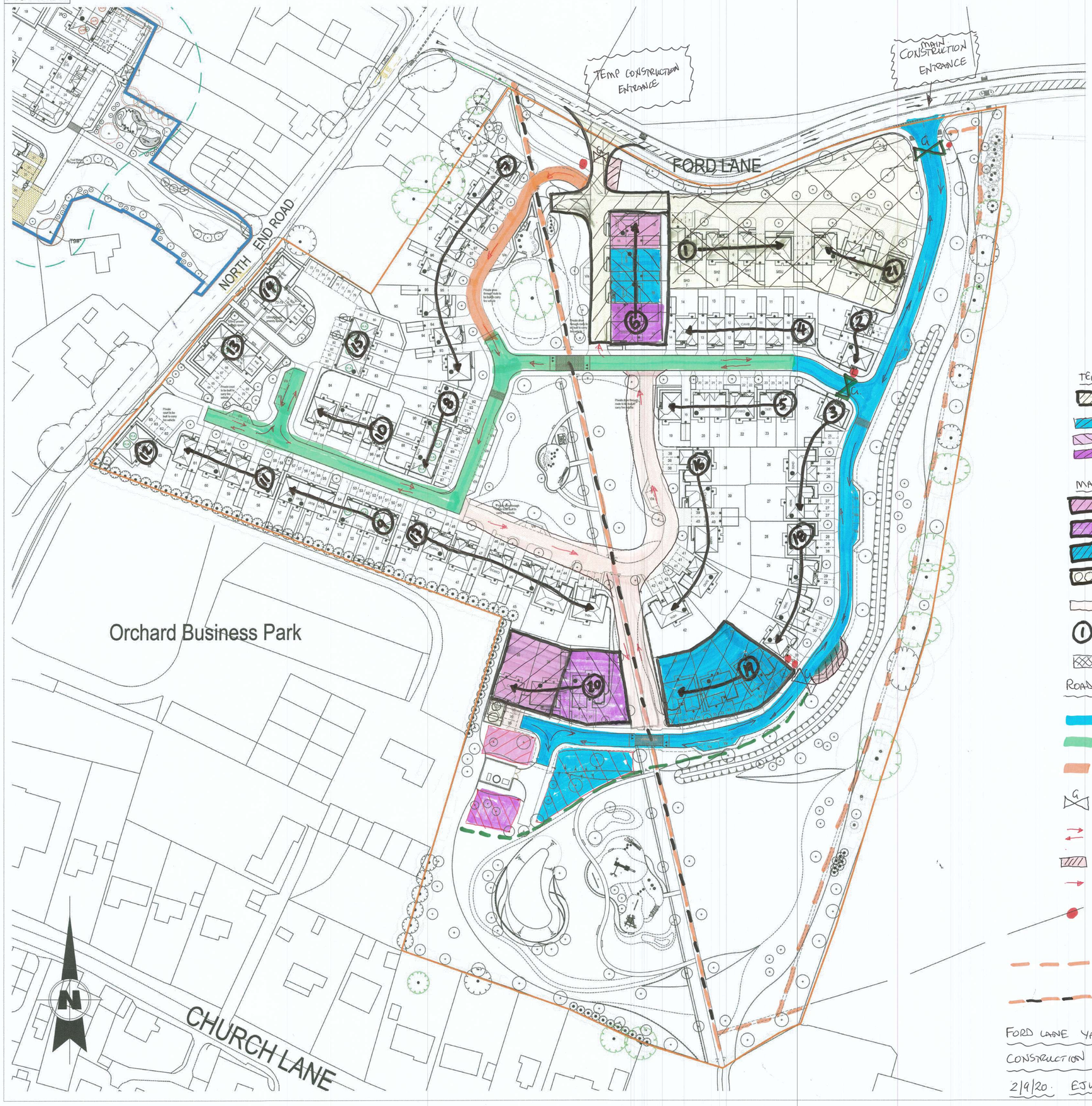
Site Managers and Health Safety Environmental Manager will take all complaints seriously and positively respond to them within 1 week.

The Site Manager will review any complaints in liaison with Redrow's Health Safety Environmental Manager and consider what measures need to be incorporated into the working practises to avoid similar complaints in the future. The complaint and any consequences will be reported during site coordination meetings.

APPENDICES

1. Site Set-Up & Build Direction Plan
2. Arun District Council Construction Code of Practice

A0 SHEET SIZE 1189 x 841 mm



Legend.

- Application Boundary - to be verified by Land Registry / Client
- Indicates 1.8m high Close Boarded Fencing
- Indicates 1.8m Brick Screen Wall
- Indicates Low Level Wall
- Pedestrian crossing points Charcoal block paviours
- Autumn Gold block paviours
- Brindle block paviours
- (H.A) Affordable dwellings
- Buildings to be demolished
- Trees to be removed

TEMP ACCESS AREA

- TEMP ACCESS FOR S278 CONSTRUCTION + ROADS + SEWERS.
- STORAGE AREA
- WELFARE
- CAR PARK

MAIN SITE SET UP

- SITE WELFARE AREA
- SITE CAR PARK
- STORAGE AREA
- SILO BASE.
- HAUL ROAD (TARMAC)
- (1) → BUILD ROUTE

FINAL BOLD COMPOUND AREA

- WELFARE
- STORAGE
- PARKING.
- TEMP FENCING.

ROAD CONSTRUCTION.

- ROAD 1
- ROAD 2
- ROAD 3.
- G GATE. MOVEABLE GATE
- TWO WAY TRAFFIC ROUTE
- WHEEL WASHING AREA.
- ONE WAY TRAFFIC ROUTE.
- H+S SIGNAGE.
- EXISTING "ROW"
- EXISTING "ROW" CLOSED FOR WORKS.

FORD LANE YAPTON
CONSTRUCTION PHASE PLAN.
2/9/20. EJW.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against all other relevant drawings and specifications and structural engineers. This drawing is not intended to show details of foundations, present conditions or ground contaminants. Each area of ground relied upon to support any structure deposited (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for varying ground conditions. Any suspect or contaminated ground should be reported to the Engineer and Environmental Consultant or suitable expert. Any earthwork calculations shown indicate typical shapes for guidance only & should not further investigated by a suitable expert.
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 meters from any dwelling. Root barrier protection and a suitable method of foundation is to be provided to accommodate the proposed tree planting.
Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients due it Developer or Contractor but not limited thereto) non- compliance with above mentioned provisions.
This drawing is the copyright of Geoff Perry Associates Limited and should not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

Rev:	Description:	Initials:	Date:
L	Road in front of plot 1-7 replaced with a private drive. Path amended to plot 7 conservatory. Entrance wall amended. Landscaping updated.	GVP	27/07/2020
K	Amend plots 49 and 84. Review gardens of plot 61-63, 26-34, 38-42 Turn the layers B-service entry and Architrav Opening off. Amend amenity space of apartments.	GVP	22/07/2020
J	Cells reviewed. Spacing between plot 1-2 and 28-34 amended. Plot 7 conservatory added. Plot 20 moved forward. Plots 48-61 and 84 amended. 120m2 Private amenity space allocated to apartments. Substation access added and private drive in reviewed. Footpath in front of plot 5-7 & 18 amended. Visitor spaces next to plot 84 relocated.	GVP	20/07/2020
I	Plots 64-79 amended (16 plots) fellowing A855_SSE.	GVP	16/07/2020
H	Plots 10, 14, 33, 38, 88, 40, 45, 60-63, and 89-93 amended.	GVP	17/06/2020
G	Turning head in front of plots 94 and 95 in order to create space around the existing tree. Plot 90 handed.	GVP	11/06/2020
F	Path introduced around plot 7 and 18. Plot 21-24 changed to bidevell/Buxton. Plots 54 and 55 replaced with oxford lifestyle and leamington lifestyle. Make plots 60-63 Affordable Rent. Plot 85-83 change to Darts. plot 81- 93 change to stratford, Oxford lifestyle, Leamington lifestyle, Oxford lifestyle, Bakewell and Tacy. Shift plots 94-100 north slightly. Tree Survey information added. Footpath link added to the North End road. Footpath amended according to Highway drawing. North End Road application added.	GVP	02/06/2020
E	Visitor parking increased and amended to be 6 meters in length with a 1.2 meter path. Affordable mix adjusted as per councils comments. Open space increased between plots 40 & 41. Footpaths added in front of plot 1-3 and 46-58. Ford Lane widened and footpaths added. Plots 1-4 amended in order to accomodate.	GVP	12/05/2020
D	Landscaping from Fabrik added.	EW	10/03/2020
C	Parking separated to provide space for trees, plot 33 pulled forward, integral garage units handed so that the garages are further away as you approach them, 2 x Hamegate and 1 x Ledbham removed and trees replaced with topographical trees.	GVP	13/12/2019
B	Turning head in front of plot 3 amended. Road between plot 9 and 23 altered. Following plots amended. (3-6, 16, 33, 50-53, 58-61, 84, 88, 90, 96, 97).	GVP	05/12/2019
A	Private drive in front of plot 18 separated. Western side of site re-planned and various plot swaps.	GVP	15/11/2019

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Client:
REDROW HOMES SOUTHERN COUNTIES LTD

Project:
FORD LANE, YAPTON (SOUTHERN PARCEL)

Title:
PLANNING LAYOUT

Date: 28 / 10 / 2019 Scale: 1:500 @ A0
Drawn by: GVP Checked by: -

Job No.	Drg No.	Rev.
A 855	042	L

Scale Check:

1:1250 - 0 10m 20m 30m 40m 50m 60m 70m 80m
1:100 - 0 1m 2m 3m 4m 5m 6m 7m 8m
1:50 - 0 1m 2m 3m 4m
1:500 - 0 10m 20m 30m

Arun District Council

Construction Code of Practice

For small developments in Arun

Environmental Health
01903 737755
www.arun.gov.uk/eh

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ARUN DISTRICT COUNCIL

ARUN DISTRICT COUNCIL Y/139/20/DOC

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1. Introduction

This code is intended to give guidance to contractors on the measures that Arun District Council expects them to take to minimise the environmental impacts of their work on the local community. The term 'contractor' applies to all contractors and sub contractors engaged in construction, demolition or building-related repairs and associated activities. This code may also be used by the Planning Service when considering whether contractors are complying with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

The Council has specific powers under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 to deal with noise and environmental nuisance. The expectation under the legislation is that 'best practicable means' (BPM) will be used to prevent nuisance occurring. The Council requires all contractors to apply BPM to their work programme and techniques, irrespective of the size of the demolition/construction work being undertaken.

Adherence to this code will demonstrate a commitment to BPM and will subsequently minimise the environmental disturbance to local residents, reducing the need for enforcement action. You may contact Environmental Health to discuss this Construction Code of Practice, by telephone on 01903 737755 or email at environmental.health@arun.gov.uk

2. General Principles

2.1 Hours of Work

Where residential occupiers are likely to be affected by noise, the hours of work will normally be restricted to:

Monday to Friday: 08:00am – 18:00pm

Saturday: 08:00am – 13:00pm

Sunday and Public Holidays: No work where noise is audible at the site boundary

All vehicles and plant arriving to, and leaving the site will comply with the same restrictions on hours. The main contractor will be held responsible for ensuring that these instructions are given to all drivers, including those making deliveries.

The hours of work may be varied according to local circumstances. However, any works outside of these hours will require prior approval from the Environmental Health Service and/or Planning Service. It should also be noted that approval will only be granted under exceptional circumstances and will always be conditional on the contractor informing local residents in advance of the proposed activity.

2.2 Publicity

The Council considers that liaison with local residents who may be affected by construction works is essential. The local residents should be informed of the nature of the works, proposed hours of work and their expected duration. Communication to local residents should always include the name and telephone number of a main contact. This contact person should be able to provide further information to any resident following an enquiry and have the ability to deal with any complaints or emergencies should they arise.

2.3 Operation

Where noise, dust and air pollution are likely to affect local residents the contractor will be held responsible for ensuring that:

- All plant and equipment, including any on hire, is checked to ensure it is in good working order and conforms to the manufacturers' standards.
- Equipment is properly silenced and meets statutory emission standards.
- Effective methods of work are adopted to prevent dust from becoming airborne at source.
- Before works commence, the site workforce are fully briefed on the need to keep all noise generated to a minimum. Shouting and raised voices are not permitted other than in cases where warnings of danger must be given. Radios are not played at a volume that is likely to cause disturbance to local residents.
- Hoardings are frequently inspected, repaired and repainted as necessary.
- Toilet and washing facilities are provided, kept clean and properly maintained.

2.4 Monitoring

Where local residents are likely to be affected, working methods that minimise noise, dust and air pollution impacts need to be used at all times. Measures included in this code are not exhaustive and additional measures can be used which will reduce environmental impacts further. The effectiveness of all measures shall be monitored frequently by the main contractor, reviewed at least weekly and may be subject to inspection by officers of Arun District Council.

3. Noise and Vibration

3.1 Plant and Equipment

- Noisy plant or equipment should be sited as far away as is practicable from sensitive buildings. The use of barriers, such as soil mounds, site huts, acoustic sheds or partitions to reduce the effects on noise sensitive areas, is to be employed wherever practicable.
- Wherever practicable all plant and equipment is to be powered by mains electricity in preference to locally powered sources such as diesel generators. Hand tools should also be electrically powered rather than petrol or diesel driven.
- Plant shall be maintained in good workmanlike condition so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory and manufacturers' requirements.
- Care shall be taken when loading or unloading vehicles, dismantling scaffolding or moving materials, etc. to reduce impact noise.
- Machines in intermittent use should be shut down in the intervening periods, or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures.
- Equipment which breaks concrete, brickwork or masonry by bending or by bursting shall be used in preference to percussive tools as far as practicable.
- The use of radios on site is a common source of complaint and while we have no desire to prohibit their use we would ask that care be taken to limit volume to a level where it does not cause disturbance to any residents nearby.

3.2 Piling

- In assessing the impact of any piling operations, the contractor will comply with the recommendations set out in the relevant current British Standard BS5228 Part 4 'Code of practice for noise and vibration control applicable to piling operations'.
- Where practicable pile driving shall be by jacking. The use of conventional impact hammers should, wherever possible, be avoided. Any pile driving is to be carried out by plant equipped with a recognised noise reducing system.
- In some circumstances the Council may specify when piling can occur.

3.3 Traffic movement

- Access to the site is to be located to ensure disturbance from vehicles entering or leaving the site is kept to a minimum so not to disrupt persons in nearby noise sensitive buildings.
- All vehicles will enter and exit the site in a forward direction except where space restrictions do not allow.
- Wherever practicable all loading and unloading of vehicles will take place on site.
- Vehicles that cannot immediately enter or leave the site must switch off their engines.
- The contractor will be responsible for all vehicles delivering to or exiting from the work site and shall comply with the time restrictions set out in 2.1.

4. Dust and Air Pollution

4.1 Dust

Watering down of the working area, where dust is being produced, should be carried out where necessary to minimise dust transfer into neighbouring premises. Stockpiles of material shall be damped down or otherwise suitably treated to prevent the emission of dust from the site. Stockpiles should be planned and sited to minimise the potential for dust generation. The handling of materials should be kept to a minimum and when deposited onto a stockpile it should be from the minimum possible height.

Dust pollution shall be minimised by:

- Screening, if practicable, of the building or structure to be demolished with debris screens or sheets.
- Controlling the cutting or grinding of materials on the site.
- Mixing large quantities of concrete or bentonite slurries in enclosed/shielded areas.
- Properly covering skips and removal vehicles when leaving the site. Materials should be handled in such a way so that they do not give rise to excessive dust. Watering of rubble chutes should be undertaken where necessary to prevent dust emission.
- Ensuring the area around the site, including the public highway, is regularly and adequately cleaned to prevent any accumulation of dust and dirt. The use of wheel cleaning facilities and road sweeping equipment may be required.
- Taking strict measures to minimise mud on the roads. This is regarded as one of the main environmental nuisance problems arising from construction sites. Arun District Council will expect the contractor to take strict measures to minimise the problem.

Contractors are reminded that plant used for the crushing of materials must be authorised by a local authority under the Environmental Protection Act 1990 Part 1 (Prescribed Processes). All works shall be carried out in accordance with the conditions of such an authorisation. Where plant is used to recycle materials, the appropriate licence from the Environment Agency shall be obtained. The process operator should notify the local authority prior to the movement of the plant on to the site.

4.2 Sandblasting

The work area will be close-sheeted to reduce dust nuisance from grit. Routine checking is required to ensure that the sheeting remains sound or sealed during the operation. Particular attention should also be given to the working platform to ensure that it is properly sheeted or sealed to contain dust.

Non-siliceous grit should be used to avoid long term irreversible lung damage from silica dust. Proper protection is required for any structure painted with lead based paint. In cases where water is used for large scale cleaning and blasting the requirements of the Environment Agency should be followed. All grit must be prevented from falling into water courses.

4.3 Air Pollution

It is illegal to burn most types of construction or demolition waste. The only exception is plant material and untreated wood, which can be burned under a D7 exemption, which must be registered with the Environment Agency. Burning of materials on the site will not be permitted unless under a D7 exemption registered with the Environment Agency. A D7 exemption does not prevent action being taken by the Police, Fire Service or Local Authority should the burning cause a hazard to health or a nuisance.

The contractor will take all necessary precautions to prevent the occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas. In particular, plant should be well maintained and measures taken to ensure that it is shut down in the intervening periods between works or throttled down to a minimum.

The contractor is required to use processes that do not generate hazardous fumes and/or hazardous dust.

5. Lighting

Site lighting needs to be positioned and directed so as not to intrude unnecessarily on adjacent buildings and land uses. It must not cause distraction or confusion to passing drivers on adjoining public highways. Any floodlighting which is to be used, either for site security or for night working, should be designed or installed to minimise spillage of light out of the site. Lighting should be mains powered.

6. Asbestos

Contractors are reminded that special precautions will be required to be taken if materials containing asbestos are encountered. The contractor will comply with the Control of Asbestos at Work Regulations. The contractor will observe the exposure limits and measurement methods for asbestos that are set out in the most relevant and current Health and Safety Executive Guidance Notes. The contractor will consult with the Health and Safety Executive concerning precautions required when removing asbestos material. Please note that all asbestos removal MUST be carried out by Registered Contractors.

7. Contaminated Land

If during site works contamination is encountered on site, which has not previously been identified, no further development can take place until a site investigation has been carried out. The investigation will survey and assess the extent of contamination. Recommendations for remediation will be submitted to and approved in writing by the Council's Environmental Health Service before further works can proceed. The contractor is reminded to consult with the Health and Safety Executive when working on land which is contaminated.

8. Disposal of Waste

Rubbish will be removed at frequent intervals and the site kept clean and tidy. Fly-tipping will not be permitted and enforcement action, including financial penalty, can be considered by the Council under the Environmental Protection Act 1990. Offences dealt with at court may involve a financial penalty and/or imprisonment, orders for payment of clean-up, investigation and prosecution costs, and forfeiture of a vehicle used in the commission of an offence. Loads must only be deposited at authorised tips or into designated barges. Deposition shall be in accordance with the requirements of the Environment Agency, the current Environmental Legislation and Special Waste Regulations. The escape of litter from site or skips which are not adequately secured, either onto neighbouring properties or the highway, can be a source of complaint. Any site litter should be stored securely and regular scavenges should be used to ensure that loose litter is cleared away.

Environmental Health
01903 737755
environmental.health@arun.gov.uk
www.arun.gov.uk/eh

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